

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
WS Rolling Rd., cor. Rt. 40 \* ZONING COMMISSIONER  
and Geipe Rd. - 40 West Shopp- \* OF BALTIMORE COUNTY  
ing Center, 700 Rolling Road \*  
1st Election District \*  
1st Councilmanic \*  
Legal Owner: Rolling Road \* Case No. 92-56-A  
Realty Company \*  
Contract Purchaser/Lessee \*  
809 Associates Ltd. Partner- \*  
ship & Goldman & Klein Ltd. \*  
Partnership \*  
Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matter comes before the Zoning Commissioner as a Petition for a Zoning Variance from Section 409.8(A)(4) and Section 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.).

Regarding Section 409.8(A)(4), the Petitioner requests a variance to permit a setback for parking spaces from the street line of 8 ft. in lieu of the required 10 ft. As was proffered at the hearing, this variance is needed to legitimize an existing condition.

Regarding Section 409.6(A)(2), the Petitioners amended the extent of the variance and requested relief at the hearing. Specifically, the Petitioner seeks a variance to permit 505 parking spaces in lieu of the required 529 parking spaces for a shopping center having a gross leasable area of 105,648 sq. ft.

The subject property is an existing shopping center, having been developed in the early 1950s. Presently, the property is owned by Rolling Road Realty Company, who supports the proposed variances, pursuant to Petitioner's Exhibit No. 2. The property is under contract to be purchased by 809 Associates Limited Partnership and Goldman and Klein Limited Partnership.

ORDER RECEIVED FOR FILING  
Date: 10/10/91  
By: Mr. B. B. B.

The Contract Purchasers, through their counsel, Julius W. Lichter, Esquire, appeared at the hearing. They presented Petitioners' Exhibit No. 1, a site plan reflecting the variances requested, as amended. There were no Protestants present.

Mr. Lichter proffered the testimony of the Contract Purchasers. He indicated that the CRG approved this project on July 18, 1991 and there has been no appeal from that approval. As set forth above, the shopping center has been in existence for some time and the Contract Purchasers intend to refurbish and revive this facility. Specifically, they intend on renovating the facade of the shopping center buildings, improving and reconfiguring the existing parking lot, installing new sidewalks, and implementing a new landscaping plan in order to make the property more attractive. Mr. Lichter further proffered that the variance, when viewed in the context of all of the parking requirements within the B.C.Z.R., was very minor in nature. That is, Section 409.6 of the B.C.Z.R. requires 5 parking spaces for each 1,000 sq. ft. of leasable space in shopping centers over 100,000 sq. ft. However, if the parking requirement for this site was computed strictly upon the intended uses therein, the requirements would be much less and the variance not necessary. Further, even when computing the required parking, pursuant to Section 409.6(A)(2), the Petitioners have considered that every square foot of the Center, including certain basement space, will be leased. In fact, it is anticipated by the property owners that certain of the space will not be leased. In sum, it appears that this project represents a substantial upgrade to an existing site. The Petitioners' plans appear to be an improvement upon the current condition of this retail complex.

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Date: 10/10/91  
By: Mr. B. B. B.

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Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of Oct., 1991 that, pursuant to the Petition for Zoning Variance, variances from Sections 409.8(A)(4) and 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a set back for parking spaces from the street line of 8 ft. in lieu of the required 10 ft. and to permit 505 parking spaces in lieu of the required 529 parking spaces for a shopping center having a gross leasable area of 105,648 sq. ft., in accordance with the Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING  
Date: 10/10/91  
By: Mr. B. B. B.

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2. The property shall be landscaped in accordance with that plan shown on Petitioners' Exhibit No. 1 and the approved CRG plan.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date: 10/10/91  
By: Mr. B. B. B.

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

October 10, 1991

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
RE: Petition for Zoning Variance  
809 Associates, Ltd. Partnership, etc.,  
Contract Purchasers - Rolling Road Realty Co.,  
Legal Owner, Petitioners  
Case No. 92-56-A

Dear Mr. Lichter:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
cc: Peoples Counsel



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1, 409.8(A)(4) to permit a setback for parking spaces from a street line of 8 ft. in lieu of the required 10 ft.

- required 529 parking spaces for a shopping center having a gross leasable area of 105,648 sq. ft.
- 2) 409.6(A)(2) to permit 474 parking spaces in lieu of the required 529 parking spaces for a shopping center having a gross leasable area of 105,648 sq. ft.
- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
- 1) Compliance would necessitate relocation of a substantial amount of existing curb and gutter without providing any true benefit.
  - 2) The existing and projected particular tenant types do not necessitate the amount of parking required. Compliance would severely restrict the utilization of existing shopping center building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:  
809 Associates, LTD Ptnrshp  
Goldman & Klein LTD Ptnrshp  
by Melvyn Goldman  
Signature

115 Subbrook Lane, Suite 200  
Baltimore, Maryland 21208  
City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):  
ROLLING ROAD REALTY CO.,  
(Type or Print Name)

Signature

(Type or Print Name)

Signature

6323 BALTO. NATL. PIKE  
BALTO. MD 21228  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDER RECEIVED FOR FILING

Date

By

ESTIMATED LENGTH OF HEARING  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVISED BY: DATE 9-6-91

ZONING DESCRIPTION  
9.108 ACRE PARCEL  
1ST ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

BEGINNING AT A POINT ON THE NORTH SIDE OF GEIPE ROAD, 70 FEET WIDE, SAID POINT BEING DISTANT 100 FEET MORE OR LESS FROM THE WEST SIDE OF ROLLING ROAD, 90 FEET WIDE, THENCE RUNNING WITH THE SAID NORTH SIDE OF GEIPE ROAD NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST 94.22 FEET, THENCE BY A CURVE TO THE RIGHT WITH A RADIUS OF 322.50 FEET AND AN ARC LENGTH OF 590.74, THENCE NORTH 15 DEGREES 40 MINUTES 06 SECONDS EAST 223.96 FEET, THENCE LEAVING SAID ROAD SOUTH 74 DEGREES 56 MINUTES 37 SECONDS EAST 193.98 FEET, THENCE NORTH 15 DEGREES 40 MINUTES 06 SECONDS EAST 299.85 FEET TO A POINT ON THE SOUTH SIDE OF U.S. ROUTE 40, 150 FEET WIDE, THENCE RUNNING WITH THE SAID SOUTH SIDE OF U.S. ROUTE 40 BY A CURVE TO THE LEFT WITH A RADIUS OF 389.71 FEET AND AN ARC LENGTH OF 263.93 FEET, THENCE BY A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 52.08 FEET, THENCE SOUTH 27 DEGREES 36 MINUTES 10 SECONDS EAST 115.64 FEET, THENCE BY A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 76.23 FEET TO A POINT OF THE WEST SIDE OF AFOREMENTIONED ROLLING ROAD, THENCE RUNNING WITH SAID WEST SIDE SOUTH 17 DEGREES 58 MINUTES 15 SECONDS WEST 132.38 FEET, THENCE BY A CURVE TO THE LEFT WITH A RADIUS OF 5645.00 FEET AND AN ARC LENGTH OF 323.17 FEET, THENCE LEAVING SAID ROLLING ROAD NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.108 AC. OR 396741.82 SQ. FT. OF LAND MORE OR LESS.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st Date of Posting: 9-10-91  
Posted for: Julius W. Lichter  
Petitioner: 809 Associates, Ltd. Partnership, etc.,  
Location of property: 115 Subbrook Lane, Suite 200, Baltimore, MD 21208  
Location of Sign: 6323 Balto. Natl. Pike, Balto. MD 21228  
Remarks: As posted 9-13-91 For New Date  
Posted by: M. J. B. Date of return: 9-13-91  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/5, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5, 1991.

THE JEFFERSONIAN,

S. Zate Olson

Publisher

LA-43







700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: 809 ASSOC., LTMD. PARTP & GOLDMAN  
AND KLEIN LTMD. PARTP.

Location: 40 WEST SHOPPING CENTER -  
700 EOLINE ROAD

Item No.: 49 Zoning Agenda: AUGUST 20, 1991

**Certification:**

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* Meted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JLH:scj

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 20, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 20, 1991

The Developer's Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 55, 57, 58, 59, 60, 61 and 62.

For Item 52, this site must be submitted through the  
minor subdivision process for review and comments.

For Item 45, a revised County Review Group Meeting is  
required for these additions.

For Item 47, the previous County Review Group Comments  
are still applicable.

For Item 56, the location given for the sign appears  
to be within the right of way of the public road.

*Robert W. Bowling* 1 DAK  
ROBERT W. BOWLING, P.E., Chief  
Developer's Engineering Division

RWB:s



111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

August 13, 1991

909 Associates, Ltd. Ptnrshp.  
Goldman & Klein Ltd. Ptnrshp.  
Suite 200  
115 Sudbrook Lane  
Baltimore, MD 21208

RE: Petition Filed in Zoning Office  
Item Number 49

Dear Petitioner:

This letter is to inform you that your Petition for Variance has  
been placed on the agenda for the week of August 20, 1991 due to the fact  
that the Ken Colbert insisted on filing. However, there are many technical  
problems with this petition. According to our records, this Petition was  
filed on August 6, 1991 with John R. Alexander.

If you have any questions regarding your petition, you must  
contact Mr. Alexander at 887-3391 to rectify the problem.

Very truly yours,

*J. Robert Haines*

J. Robert Haines  
Zoning Commissioner

JRH:scj

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 16, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: 809 Associates, Item No. 49

In reference to the petitioner's request, staff offers the  
following comment:

This office supports the applicant's request provided that the  
proposed landscaping is executed as shown on the plat accompanying  
the Petition.

If there should be any further questions, or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK:rdn

40 WEST SHOPPING CENTER

C.R.G. Plan Refinement  
Revised Plan Date: 12/91  
Comments Date: 1/92  
Comments Completed: 1/15/92

The original C.R.G. plan was approved for C.R.G. on 7/18/91. Subsequently a  
zoning hearing (Case #91-56-A) was granted to permit certain parking  
deficiencies on 10/11/91. This refinement is in basic agreement with the  
zoning public hearing plan and, therefore, is approved for C.R.G. refinement.  
However, compliance with any unaddressed previous C.R.G. comments (attached) is  
necessary before final zoning approvals.

Any requests for further information from the Zoning Office must include a  
reference to the plan refinement and written correspondence or revised plans  
must be accompanied by a copy of these comments.

*[Signature]*  
JOHN D. LEWIS  
PLANNER II

JLL:scj

cc: Current Planning  
Zoning File - 92-56-A  
Waiver File

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: September 26, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Fanni

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 20, 1991

ITEM NUMBER: 49

Please see the C.R.G. comments for this site.

*Rahee J. Fanni*  
Rahee J. Fanni  
Traffic Engineer II

RJF/lvd

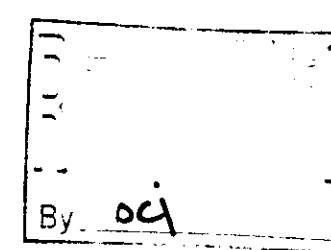
BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 NORTH W. PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-530-3200  
TELECOPIER 410-625-9050

JULIUS W. LICHTER

LAW OFFICES  
LEVIN & GANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-256-2801

December 15, 1992

ELIS LEVIN (1893-1960)



Arnold Jablon, Esquire  
Director  
Office of Zoning Administration  
and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: 40 West Shopping Center  
Case No. 92-56-A

Dear Mr. Jablon:

Enclosed you will find a copy of the site plan for the above  
shopping center, which plan formed the basis of a Petition for  
Variance from the parking regulations to allow 505 parking spaces  
in lieu of the required 529. By Order of the Zoning Commissioner  
dated October 11, 1991 (copy enclosed) the variance was approved.

Upon review of the site plan, you will note that my clients  
propose to expand the first floor retail area to the rear of the  
shopping center by adding 1,500 square feet in the location shown  
thereon. You will also observe in the "Gross Leasable Area  
Analysis", in the lower right hand corner of the plan and  
underlined in red, the note "Area of the Lower Level: 25,000  
sq.ft."

The 25,000 square feet is not leased at this time and my  
clients seek the ability to add the 1,500 square foot addition  
without the necessity for filing for a further hearing for the  
modification of the parking variance granted in Case No. 92-56-A.

My clients intend filing an amendment to the approved CRG Plan  
seeking an exemption pursuant to Section 26-171(a)(9).

My clients submit the attached redlined site plan as a plan  
refinement with the agreement and understanding that should the  
lower level space be leased in excess of 23,500 square feet that  
they will, at that time, file a Petition for Variance to the  
parking regulations to authorize the use of the remaining 1,500  
square feet of the lower level.

LEVIN & GANN, P. A.

Arnold Jablon, Esquire  
Office of Zoning Administration  
and Development Management  
Page 2  
December 15, 1992

RE: 40 West Shopping Center  
Case No. 92-56-A

We, therefore, request that you approve the attached redlined  
plan subject to the terms stated herein and affirmatively state  
that a Petition need not be filed to seek a variance from the  
parking regulations under the facts here stated.

I enclose my check for \$40.00 to cover the fee for receiving  
a reply to this request.

Sincerely,

*[Signature]*  
Julius W. Lichter

JWL:isp

Enclosures

**PETITIONER(S) SIGN-IN SHEET**

[illegible]

**Edithore County**  
**Zoning Administration &  
Development Management**  
111 West Chesapeake Avenue  
Tolson, Maryland 21204

Account: R 001-6150

receipt

Date 1/15/93

ZONING VERIFICATION (4719)

40 West Shopping Center  
Case #02-7501

Requested by: Julius W. Lichter, Caserio  
Levin & Gump

0440480061M10NR0 \$40.00  
BA 010:16A001-15-93  
Please Make Checks Payable To: Baltimore County

SEP 05 '91 10:18 METROPOLITAN MGMT.  
PHONE: 747-6256

P. 1/1

**ROLLING ROAD REALTY COMPANY**

40 WEST

17 WYNDREST AVENUE  
BALTIMORE, MARYLAND 21225

Sept. 4, 1991

**PETITIONER'S  
EXHIBIT** 2

Klein Enterprises  
115 Sudbrook Lane, Suite 200  
Baltimore, Maryland 21208-4199

Attention: Mr. George Arconti

Dear Mr. Arzenti:

In your letter to me of August 26, 1991, you requested the consent of Rolling Road Realty Company, as Landlord, to your obtaining a variance from Baltimore County in order to make certain alterations and improvements to the premises leased to 40 West Shopping Center, Inc. under a lease dated January 1, 1963.

Pursuant to Paragraph 15 of that lease, we hereby give you the requested authorization, provided that we will incur no obligations or liabilities whatsoever as a result of such consent.

Very truly yours,

Rolling Road Realty Company

By: Patricia G. Peach  
Patricia G. Peach

PGP

CC: Mr. W. B. Rafferty  
Miles and Stockbridge

RECEIVED  
SEP 05 1991  
MANAGEMENT

Post-It® brand fax transmittal memo 7671		# of pages >
To	Karl ColBERT	From
Co	ColBERT Engineering	Co
Dept.		Phone #
Fax #	652-2953	Fax #

5464

file in 92-56-A

5729

File in 92-56-A

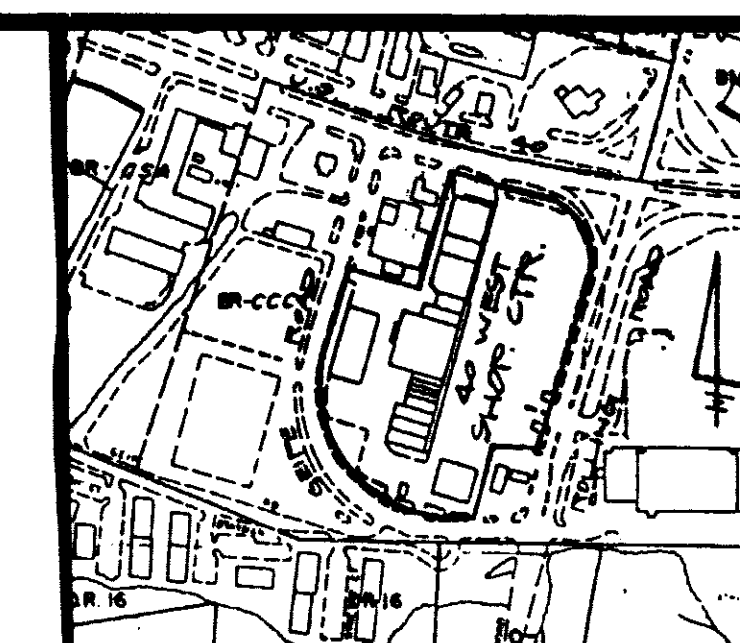
63-113

file in 92.56.1

68-246

File in 92-56-A

# PETITIONER'S EXHIBIT No 1



VICINITY MAP  
SCALE: 1" = 500'

PARKING TABULATION  
40 WEST SHOPPING CENTER  
BY TENANT USE CATEGORY

TENANT	OFFICE	RETAIL	RESTAUR.	TRAILER	FURN.
Howard & Morris	2,000				
A & M Jewelers	1,400				
The Patio, Inc.		1,750			
Rent-A-Center	1,750				
Mutli/System, Inc.				3,000	
40 West Drycleaners				2,790	
40 West Barber Shop	600				
Hair-A-Scopes	1,200				
Barkin Robbins (caterer-out)	1,200				
Baltimore Co. S&L	1,200				
Super Fresh	21,090				
Signet Bank	3,488				
Beneficial Finance	2,000				
Sherwin Williams Co.	2,400				
Chinese Carry-Out	1,200				
Vermont Federal S&L	1,900				
HD National Bank	2,400				
Stephen L. Miles	800				
Thomsonville Galaxies				18,000*	
Drive-Thru Bank	180				
Vacant Retail Space	35,900				
Total Sq. Ft.	12,144	67,940	1,750	5,790	18,000
Total Spaces	40.1 sp.	339.1 sp.	15.0 sp.	19.1 sp.	49.0 sp.
TOTAL SPACES REQUIRED BY USE CATEGORY: 478.9 SPACES.					

PARKING TABULATION  
BY GROSS LEASABLE AREA

GROSS LEASABLE AREA: 105,448 SQ. FT.  
PARKING PROVIDED: 4 SPACES PER 1,000 SQ. FT.  
(105,448/1,000 X 4) = 528.4 SPACES (USE 529 SPACES)  
PARKING PROVIDED: 505 SPACES

GROSS LEASABLE AREA ANALYSIS

AREA OF FIRST FLOOR: 74,940 SQ. FT.  
AREA OF FREE STANDING BLDG.: 3,448 SQ. FT.  
AREA OF LOWER LEVEL: 25,000 SQ. FT.  
TOTAL AREA OF LEASABLE AREA: 105,448 SQ. FT.

VARIANCES REQUESTED

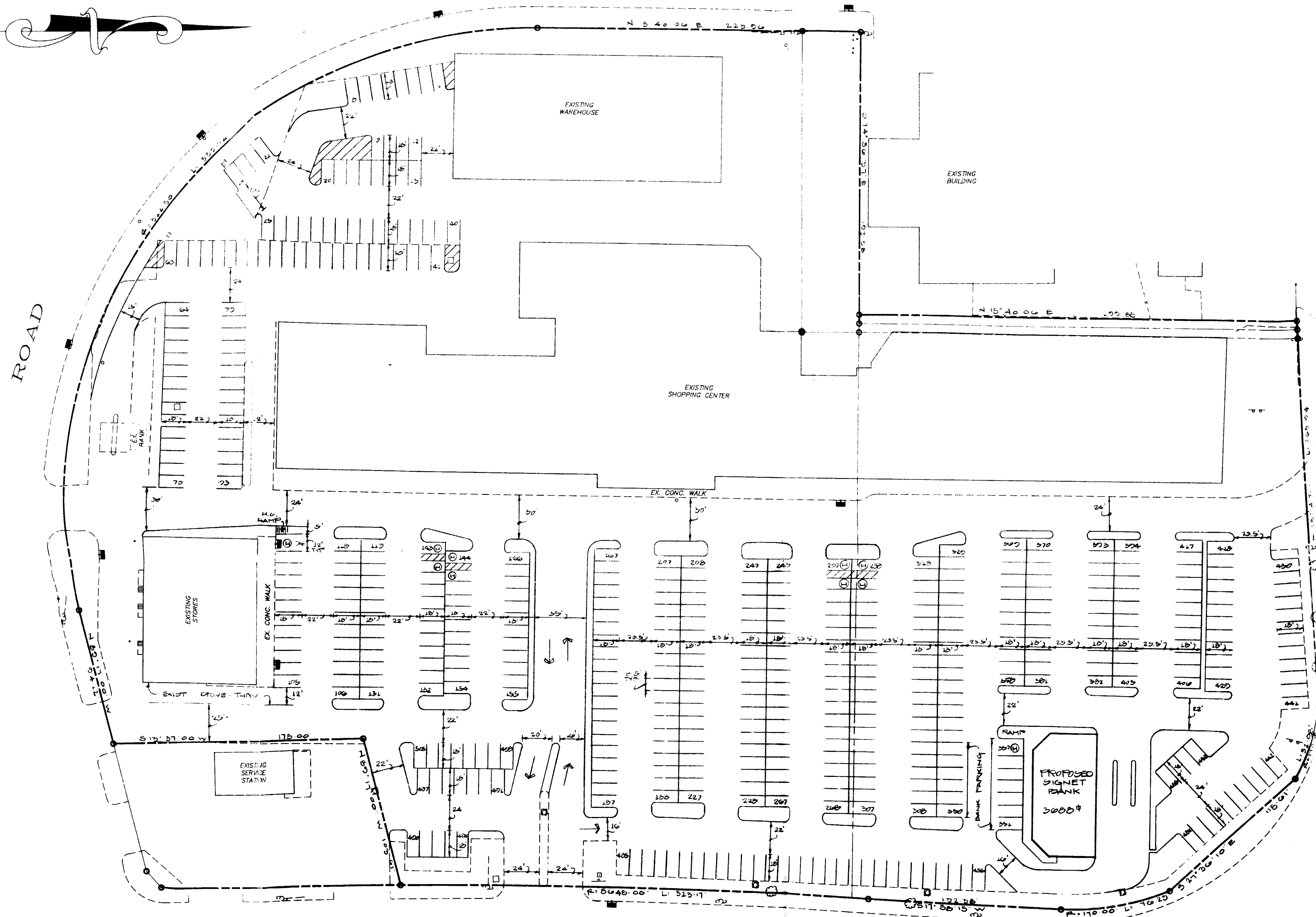
VARIANCE TO SECTION 409.6(A) TO PERMIT A SETBACK FOR PARKING SPACES FROM A STREET LINE OF 8 FEET IN LIEU OF THE REQUESTED 10 FEET.  
VARIANCE TO SECTION 409.6(A)(2) TO PERMIT 505 PARKING SPACES IN LIEU OF THE REQUESTED 529 PARKING SPACES FOR A SHOPPING CENTER HAVING A GROSS LEASABLE AREA OF 105,448 SQUARE FEET.

## SITE PLAN 40 WEST SHOPPING CENTER

(U.S. ROUTE NO. 40 AND ROLLING ROAD)  
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: SEPT. 1991

TRUE NORTH

GEIPE ROAD



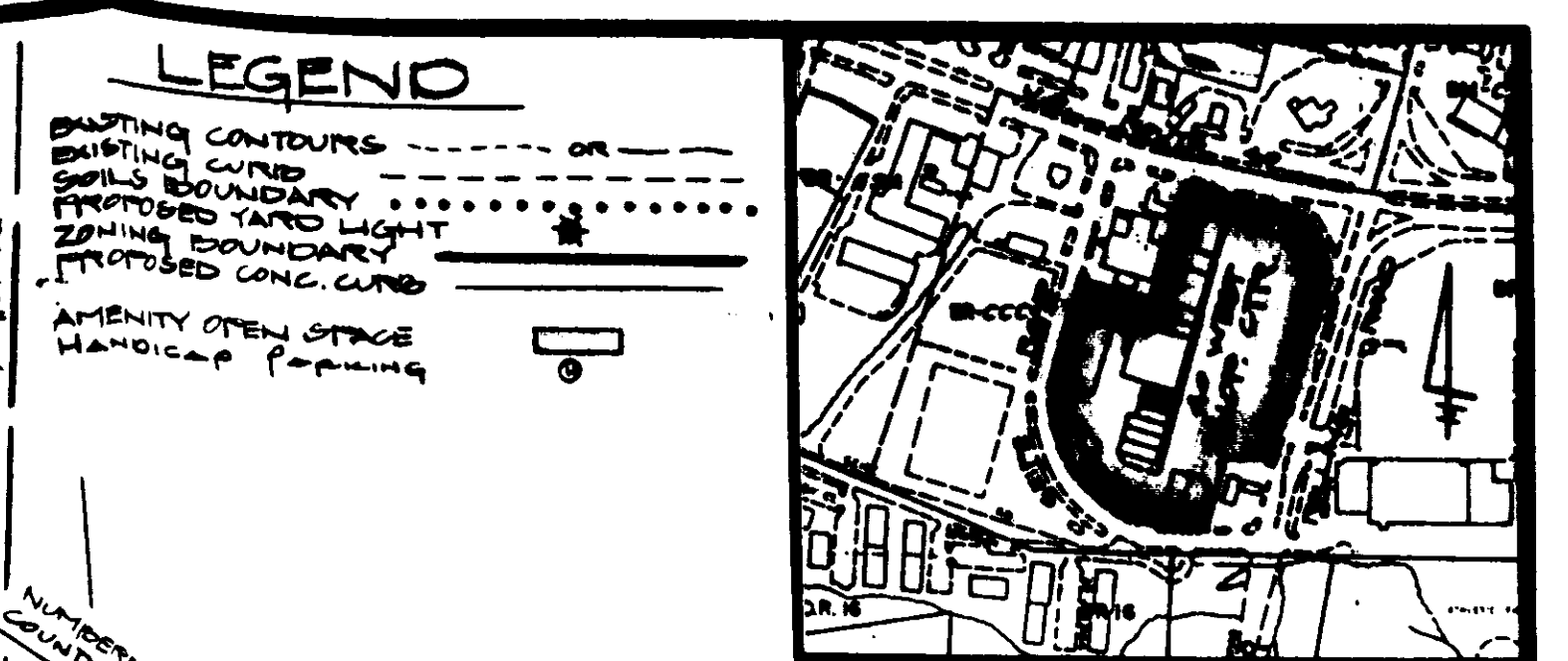
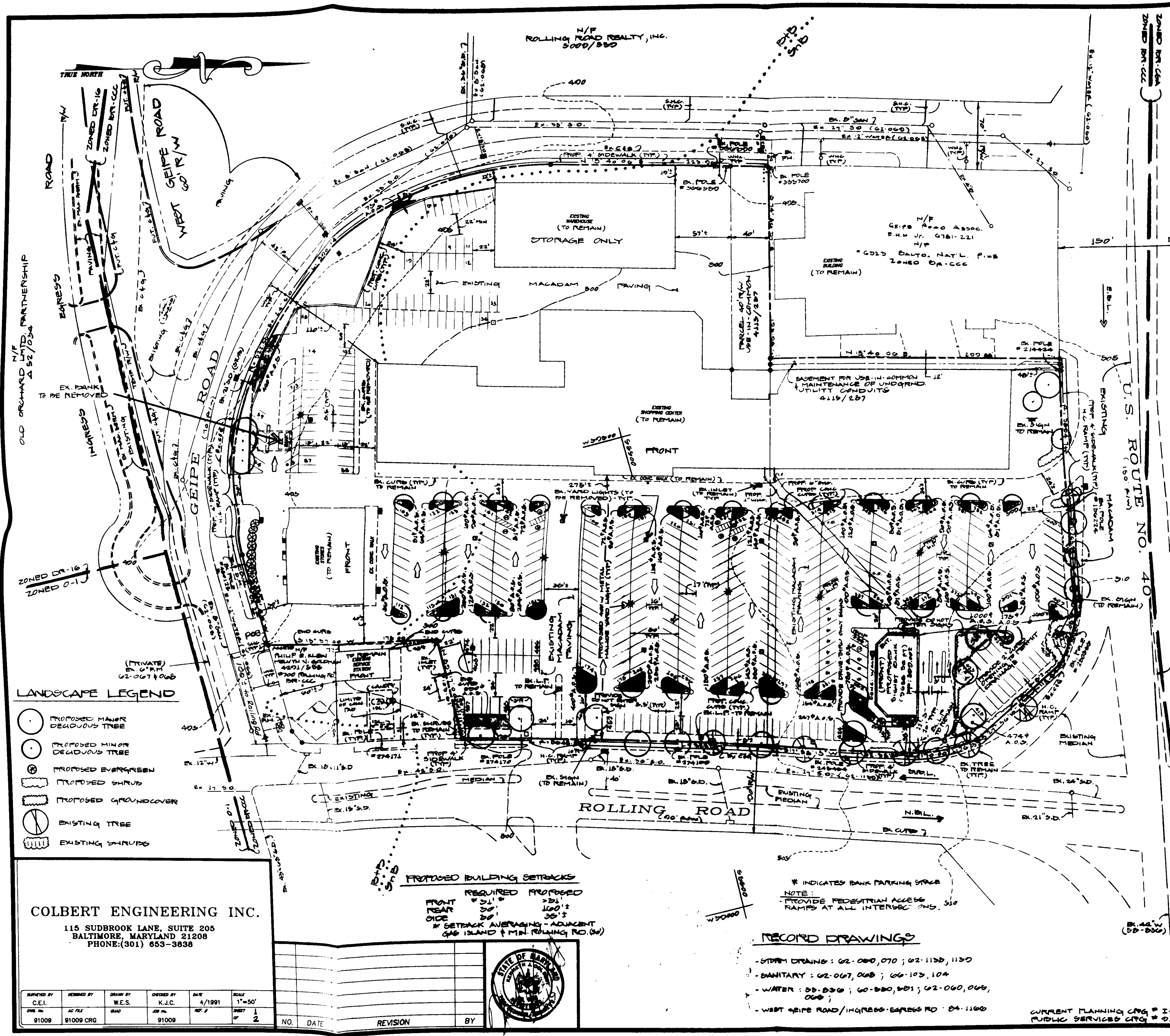
### COLBERT ENGINEERING INC.

DUMBARTON SQUARE  
3723 OLD COURT ROAD, SUITE 206  
BALTIMORE, MARYLAND 21208  
PHONE: (301) 653-3838

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE
C.E.I.	K.J.C.	SEPT. 91	1" = 40'	
91009	91009	91009		

NO.	DATE	REVISION	BY





VICINITY MAP  
SCALE: 1" = 500'

**GENERAL NOTES**

- 40 WEST SHOPPING CENTER # U.S. ROUTE 40 AND ROLLING ROAD
- APPLICANT: 804 ASSOCIATES PARTNERSHIP ATTN: MR. GEORGE ARCONTI  
115 SUDBROOK LANE, SUITE 200  
BALTIMORE, MARYLAND 21208
- PLAN PREPARED BY: COLBERT ENGINEERING INC.  
5715 OLD COURT ROAD, STE 200  
BALTIMORE, MARYLAND 21208
- ELECTION DISTRICT: 1
- COUNCILMANIC DISTRICT: 1
- CENBUS TRACT: 4010.00
- WATERBED: 30 SUBDIVISION: 78
- SITE DATA:
- SITE ACRES: NET: 9.108 AC. OR 390741.82 SQ. FT. GROSS: 10.426 AC. OR 454232.40 SQ. FT. (INCLUDES 30' OF ABUTTING R.O.W.)

**AMENITY OPEN SPACE - TYP.**

REQUIRED: 0.2 (RATIO)  
PROPOSED: 0.2 (RATIO)  
LANDSCAPE ISLANDS WITH EXIST. PARKING LOT.

**PARKING:** SEE PARKING TABULATION CHART SHEET 2 OF 2.

**DENSITY:** N/A

**LANDSCAPE QUANTITY:** SEE LANDSCAPE TABULATION SHEET 2 OF 2.

**FLOOR AREA RATIO:** ALLOWED - MAX. OF 4.0  
PROPOSED - 3.8458 SQ. FT. S.F.A. (INCLUDES PROP. BANK) / 390741.82 SQ. FT. = 0.941 < 4.0, O.K.

**SOIL TYPE:**

SYMBOL	TYPE	H.S.B.	LIMITATIONS	STREETS AND PARKING LOTS
S1B	BARSAFRASS	B	SLIGHT	MODERATE
S1B	URBAN LAND	C	SLIGHT	MODERATE
S1B	DELTVILLE	C	SLIGHT	MODERATE
S1B	DELTVILLE	C	SLIGHT	MODERATE

**THE PROPOSED WORK HEREON WILL NOT ALTER THE EXISTING DRAINAGE PATTERN. PROPOSED BRACING ACTIVITY IS CONSIDERED NEGLIGIBLE AND WILL NOT SIGNIFICANTLY ALTER ANY EXISTING CONDITIONS.**

**THERE ARE NO STREAMS, BODIES OF WATER OR SPRINGS ON THIS SITE.**

**THERE ARE NO FLOODPLAINS OR FLOOD AREAS ON THIS SITE.**

**THERE ARE NO HISTORIC STRUCTURES ON THIS SITE.**

**THE SUBJECT SITE IS ZONED BR-CC (BUSINESS, ROADSIDE).**

**OWNER:** 804 ASSOCIATES INC.  
KLEIN, PHILIP E.  
115 SUDBROOK LANE, SUITE 200  
BALTIMORE, MARYLAND 21208  
TAX ID. 01-11-470388 TAX ID. 01-18-472780

**PLAT REFERENCE:** 29/8 "SHIPE TRACT" SECTION 8, LOT 1

**AVERAGE DAILY TRIPS:** SHOPPING CENTER 75/1000 SQ. FT. OR (102400-36000/1000) X 75/1000 = 8.145 A.D.T.'S  
PROPOSED BANK 6 315/DRIVE-THRU WINDOW OR 3 X 315 = 945 A.D.T.'S  
TOTAL TRIPS = 7818 A.D.T.'S

**THE LAND DEVELOPMENT ACTIVITIES HEREON WILL DECREASE THE AMOUNT OF IMPERVIOUS AREA ON THE SITE. THEREFORE, THE SITE PEAK DISCHARGE WILL NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. THE STORMWATER QUANTITY AND NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. THE STORMWATER QUANTITY AND NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. THE STORMWATER QUANTITY AND NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT.**

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**40-44 THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS SITES ON THIS SITE.**

**THERE ARE NO EXISTING WELLS, SEPTIC AREAS OR UNDERGROUND FUEL STORAGE TANKS ON THIS SITE.**

**NO ADDITIONAL FREE-STANDING SIGNAGE IS PROPOSED AT THIS TIME.**

**LANDSCAPE LEGEND**

- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB
- PROPOSED GROUND COVER
- EXISTING TREE
- EXISTING SHRUB

**COLBERT ENGINEERING INC.**  
115 SUDBROOK LANE, SUITE 205  
BALTIMORE, MARYLAND 21208  
PHONE: (301) 653-3838

DESIGNED BY	REVIEWED BY	DATE	SCALE
C.E.I.	K.C.C.	4/1991	1"=50'
91009	91009 CRG		

**PROPOSED BUILDING SETBACKS**

FRONT: 25'  
REAR: 25'  
SIDE: 25'

**REQUIRED SETBACKS**

FRONT: 25'  
REAR: 25'  
SIDE: 25'

**SETBACK AVERAGING - ADJACENT GAS ISLAND & MIN. ROLLING RD. (60')**

**RECORD DRAWINGS**

- STORM DRAINING: 02-000,070; 02-1100,1100
- SANITARY: 02-007,008; 06-103,104
- WATER: 00-030; 00-000,001; 02-000,000,000
- WEST GEIPE ROAD/INGRESS-EGRESS RD.: 04-1100

**NOTE:** \* INDICATES BANK PARKING SPACE  
NOTE: PROVIDE PEDESTRIAN ACCESS RAMP AT ALL INTERSECTIONS

**92-56-A**

**VARIANCE PLAN**  
40 WEST SHOPPING CENTER  
(U.S. ROUTE NO. 40 AND ROLLING ROAD)  
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: APRIL, 1991  
SHEET 1 OF 2





1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 On 11-1-88  
 Ord. No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
 Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
 1" = 200'  
 DATE  
 OF  
 PHOTOGRAPHY  
 JANUARY  
 1986

EXHIBIT FOR VARIANCE PETITION 40 West Shopping Center	
LOCATION	SHEET
CATONSVILLE	S.W. 2-G

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

92-56-A